

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Zoning Agenda

Tuesday, February 2, 2021

**Charlotte-Mecklenburg Government Center - Virtual
Meeting**

Zoning Committee Work Session

Keba Samuel - Chairperson

Erin Barbee

Andrew Blumenthal

Peter Kelly

Elizabeth McMillian

Victoria Nwasike

Douglas Welton

Zoning Committee Work Session

Zoning Items

1. Rezoning Petition: 2020-148 by Bowman Sumner, LLC

Innovative Request for Zoning [Petition No. 2020-148](#): John Holcomb of Kimley Horn is requesting approval of innovative provisions for the MX-2 residential development associated with petition 2020-148. The site is located on the south side of Eastfield Road west of Browne Road right-of-way.

The following items are the requested innovative provision:

1. Reduction of the building separation from 16 feet to 10 feet.
2. Reduction of a setback from 8 feet to 5 feet from along Browne Road right-of-way for an alley.

Current Zoning: MX-2 INNOV (mixed use, innovative)

Staff Resource: [Solomon Fortune](#)

Attachments:

Site Plan

[Edgewood Preserve RZ-1 REZONING PLAN \(rev-2021-0115\)](#)

2. Rezoning Petition: 2020-038 by Clover Group, Inc.

Location: Approximately 9.96 acres located on the east side of Steele Creek Road and south of Erwin Road. (Council District 3 - Watlington)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: R-12 MF (CD) (multi-family residential, conditional)

Public Hearing Held: December 21, 2020 - Item #31

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff does not recommend approval of this petition in its current form.

[2020_038_PostHSA_DONE](#)

[2020_038_RevSitePlan_2020_12_31](#)

[2020_038_Consistency_Statement_DONE](#)

3. Rezoning Petition: 2020-079 by The Sealy Group, Inc.

Location: Approximately 5.99 acres located in east Charlotte, north of Albemarle Road and east of Hollirose Drive. (Council District 5 - Newton)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: NS (neighborhood services) and R-12 MF (CD) (multi-family residential, conditional)

Public Hearing Held: January 19, 2021 - Item #29

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of requested technical revisions related to site and building design.

[2020_079 PostHSA DONE](#)

[2020_079 RevSitePlan 2021_01_26](#)

[2020_079 Consistency DONE](#)

4. Rezoning Petition: 2020-109 by Lewis RE Group, LLC

Location: Approximately 2.334 acres located west of Interstate 485, along the southeast side of McKee Road. (Council District 7 - Driggs)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: R-8MF (CD) (multi-family residential, conditional)

Public Hearing Held: January 19, 2021 - Item #30

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_109 PostHSA DONE](#)

[2020_109 RevisedPlan 20_12_14](#)

[2020_109 Consistency DONE](#)

5. Rezoning Petition: 2020-116 by Carolina Development Group NC, LLC

Location: Approximately 0.58 acres located along the east side of Pecan Avenue, north of Commonwealth Avenue, and south of Central Avenue. (Council District 1 - Egleston)

Current Zoning: MUDD-O PED (mixed-use development, optional, pedestrian overlay), B-2 PED (general business, pedestrian overlay)

Proposed Zoning: TOD-UC PED (transit-oriented development - urban center, pedestrian overlay)

Public Hearing Held: January 19, 2021 - Item #31

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_116_PostHSA_DONE](#)

[2020_116_Consistency_DONE](#)

6. Rezoning Petition: 2020-120 by M/I Homes

Location: Approximately 24.74 acres located on the south side of Ridge Road, north of Interstate 485. (Council District 4 -Johnson)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: R-8MF (CD) (multi-family residential, conditional)

Public Hearing Held: January 19, 2021 - Item #32

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_120_PostHSA_DONE](#)

[2020-120_RevSitePlan_2021_01_25](#)

[2020_120_Consistency_DONE](#)

7. Rezoning Petition: 2020-125 by John Nicholls - Accent Homes Carolinas, Inc.

Location: Approximately 12.13 acres located along Back Creek Church Road, south of University City Boulevard, near the Cabarrus County line. (Council District 4 -Johnson)

Current Zoning: R-3 (residential)

Proposed Zoning: MX-2 (mixed residential)

Public Hearing Held: January 19, 2021 - Item #33

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_125_PostHSA_DONE](#)

[2020_125_RevSitePlan_2021_01_26](#)

[2020_125_Consistency_DONE](#)

8. Rezoning Petition: 2020-127 by RAM Realty Advisors

Location: Approximately 2.60 acres located on the south side of West Tremont Avenue, west of Tryon Street and north of Brookhill Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

Proposed Zoning: TOD-NC (transit-oriented development-transit neighborhood center)

Public Hearing Held: January 19, 2021 - Item #34

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_127_PostHSA_DONE](#)

[2020_127_Consistency_DONE](#)

9. Rezoning Petition: 2020-128 by MRL Holdings, LLC

Location: Approximately 0.17 acres located at the southern corner of the intersection of Alexander Street and 15th Street. (Council District 1 - Egleston)

Current Zoning: R-22MF (multi-family residential)
Proposed Zoning: UR-3 (CD) (urban residential, conditional)

Public Hearing Held: January 19, 2021 - Item #35

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of an outstanding issue related to the environment.

[2020_128_PostHSA_DONE](#)

[2020_128_RevSitePlan_2021_01_26](#)

[2020_128_Consistency_DONE](#)

10. Rezoning Petition: 2020-137 by John Clark, Jr.

Location: Approximately 24.35 acres located along the southern portion of W. Rocky River Road. (Council District 4 -Johnson)

Current Zoning: R-3 (residential)
Proposed Zoning: R-8 MF (CD) (multi-family residential, conditional)

Public Hearing Held: January 19, 2021 - Item #36

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation, site and building design, and one requested technical revision related to site and building design.

[2020_137_PostHSA_DONE](#)

[2020_137_RevSitePlan_2021_01_26](#)

[2020_137_Consistency_DONE](#)

11. Rezoning Petition: 2020-143 by Charlotte Water

Location: Approximately 21.34 acres located along the south side of North Tryon Street west of Circle Drive near University City and Mecklenburg/Cabarrus County line. (Council District 4 -Johnson)

Current Zoning: UR-2 (CD) (urban residential, commercial, conditional)

Proposed Zoning: R-8 (residential)

Public Hearing Held: January 19, 2021 - Item #37

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_143_PostHSA_DONE](#)

[2020_143_Consistency_DONE](#)

12. Rezoning Petition: 2020-145 by Crescent Communities

Location: Approximately 18.95 acres located on the north side of Marvin Road, the west side of Johnston Road, and south of Providence Road West. (Council District 7 - Driggs)

Current Zoning: O-2 (CD) (office, conditional)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Public Hearing Held: January 19, 2021 - Item #38

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation.

[RZP_2020_145_PostSA_DONE](#)

[2020_145_3rdsiteplan_21_1_25](#)

[2020_145_Consistency_DONE](#)

13. Rezoning Petition: 2020-146 by Elmington Capital

Location: Approximately 7.23 acres located on the west side of Regal Oaks Drive, east of Winterhaven Drive, and north of Albemarle Road. (Council District 5 - Newton)

Current Zoning: O-15 (CD) (office, conditional)

Proposed Zoning: R-22 MF (multi-family residential)

Public Hearing Held: January 19, 2021 - Item #39

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_146_PostHSA_DONE](#)

[2020_146_Consistency_DONE](#)

14. Rezoning Petition: 2020-147 by Beacon Partners

Location: Approximately 1.93 acres located along the northwest side of Old Statesville Road. (Council District 2 - Graham)

Current Zoning: B-2 (general business) and I-1 (CD) (light industrial, conditional)

Proposed Zoning: I-1 (light industrial)

Public Hearing Held: January 19, 2021 - Item #40

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_147_PostHSA_DONE](#)

[2020_147_Consistency_DONE](#)

15. Rezoning Petition: 2020-151 by Range Water Real Estate

Location: Approximately 3.455 acres located along the north side of West Tremont Avenue, west of Tryon Street, and south of Woodcrest Avenue. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

Proposed Zoning: MUDD-O (mixed use development, optional)

Public Hearing Held: January 19, 2021 - Item #41

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_151_PostHSA_DONE](#)

[2020_151_RevSitePlan_2021_01_25](#)

[2020_151_Consistency_DONE](#)

16. Rezoning Petition: 2020-152 by Shreeji Hospitality UNCC, LLC

Location: Approximately 2.99 acres located at the eastern terminus of E. McCullough Drive, east of N. Tryon Street in the University City community. (Council District 4 -Johnson)

Current Zoning: O-1 (CD) (office, conditional)

Proposed Zoning: TOD-CC (transit-oriented development, community center)

Public Hearing Held: January 19, 2021 - Item #42

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_152 PostHSA DONE](#)

[2020_152 Consistency DONE](#)

17. Rezoning Petition: 2020-154 by Carolina Urban Properties, LTD

Location: Approximately 1.11 acres located along the west and east sides of Beatties Ford Road, along the south side of French Street, and north of Mill Road. (Council District 2 - Graham)

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay) and R-22MF PED (multi-family, pedestrian overlay)

Proposed Zoning: TOD-CC PED (transit-oriented development, community center, pedestrian overlay)

Public Hearing Held: January 19, 2021 - Item #43

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_154 PostHSA DONE](#)

[2020_154 Consistency Statement DONE](#)

18. Rezoning Petition: 2020-157 by Specialty Properties, LLC

Location: Approximately 0.76 acres located on the western side of Tuckaseegee Road between Camp Green Street and Berryhill Road. (Council District 3 - Watlington)

Current Zoning: B-1 (neighborhood business) and R-5 (single-family residential)

Proposed Zoning: NS (neighborhood services)

Public Hearing Held: January 19, 2021 - Item #44

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation and site and building design.

[2020_157_Post_SA_DONE](#)

[2020_157_RevSitePlan_2021_1_25](#)

[2020_157_Consistency_DONE](#)

19. Rezoning Petition: 2020-158 by Revolve Residential

Location: Approximately .618 acre located at the northern intersection of Spencer Street and E. 36th Street in the NoDa community. (Council District 1 - Egleston)

Current Zoning: R-5 (residential)

Proposed Zoning: MUDD (CD) (mixed-use development, conditional)

Public Hearing Held: January 19, 2021 - Item #45

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of one outstanding issue related to the environment.

[2020_158_PostHSA_DONE](#)

[2020_158_RevSitePlan_2021_01_26](#)

[2020_158_Consistency_DONE](#)

20. Rezoning Petition: 2020-166 by C4 Investments, LLC

Location: Approximately 8.73 acres located along the east side of Statesville Road, north of Keith Drive, and south of Sunset Road. (Council District 2 - Graham)

Current Zoning: O-1 (CD) (office, conditional)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Public Hearing Held: January 19, 2021 - Item #46

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_166_PostHSA_DONE](#)

[2020-166_RevSitePlans_2021_01_25](#)

[2020_166_Consistency_DONE](#)

21. Rezoning Petition: 2020-169 by Charlotte-Mecklenburg Housing Partnership

Location: Approximately 3.556 acres located along the south side of Billingsley Road, on the west side of Marvin Road, east of Ellington Street. (Council District 1 - Egleston)

Current Zoning: R-22MF (multi-family residential, up to 8 units per acre)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Public Hearing Held: January 19, 2021 - Item #47

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of an outstanding issue related to site and building design.

[2020_169_PostHSA_DONE](#)

[2020_169_RevSitePlan_2021_01_25](#)

[2020_169_Consistency_DONE](#)